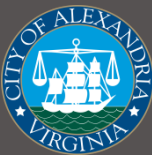

City of Alexandria

Small Business Zoning Amendments



Project Goals

**An enhanced, business friendly environment;
While continuing to maintain a great quality of life.**

**Lower
application
fees for many
businesses.**

**Reduced
review time
for many
businesses.**

**Safeguard
established
neighborhoods.**

**Ensure
economic
vitality and
vibrant
storefronts.**



Special Use Permits

Role of Special Use Permits

- Review of uses to minimize potential neighborhood impacts.
- Ensure compatibility with existing surroundings.
- Conditions to regulate activity and impacts to ensure continued compatibility.

Benefits of Special Use Permits

- Maintain high quality of life.
- Effective method for community review and input.
- Communication between business and resident communities.
- Context-appropriate conditions.



Typical Special Use Permit Applications

- Restaurants
- Automobile sales
- Commercial schools/Athletic studios
- Spa/Massage businesses
- Day care



Issues Typically Addressed

- Business-related parking in the wrong place
- Loading and delivery trucks after hours
- Visible wrecked or junked vehicles at repair garages
- Sound systems that can be heard outside the site
- Dumpster operations



Typical SUP Conditions

Developed to
address
common
impacts

Codified in the
City's Zoning
Ordinance for
Administrative
SUPs

Inspections &
ability to re-
dock a case

Common Condition Types

- Hours
- Parking
- Noise
- Litter and trash
- Delivery vehicles and loading



Types of Special Use Permits

All Special Use Permits

- Public notice and input
- Conditions regulate activity and impacts
- Equal weight of enforcement

Administrative Special Use Permits

- Staff-level review and approval
- Approximately 30 day application process
- Typical Fees: \$250 - \$325

Full-Hearing Special Use Permits

- Planning Commission and City Council review and approval
- Approximately 3 month application process
- Typical Fees: \$575

Overview of Small Business Zoning Efforts

Initial Phase

- Created the Administrative SUP Process

Second Phase

- Added Administrative SUP uses
- More Permitted Uses

Current Phase

- More Administrative SUP and Permitted Uses
- Definitions Clarified

Future Phase

- Further analysis of eligible Administrative SUP review
- Additional ordinance clarification



Small Business Zoning Amendments

- Some Full-Hearing SUPs become Administrative SUPs
- Some Full-Hearing SUPs become Permitted Uses
- Definition Updates based on Trends/Practices
- Other revisions



Some Full-Hearing SUPs become Administrative SUPs



Restaurants



Proposed Change

- Allow quick-service/fast-casual restaurants to be administratively approved.
- Other existing operating standards for restaurants would remain.
- Nightclubs and drive-through restaurants would continue to require a Full-Hearing SUP.

Delivery Vehicles



Proposed Change

- Increase the number of delivery vehicles per restaurant allowed through an Administrative SUP from 1 to 2.
- Decrease the seat requirement from 40 to 20 seats.
- Include fast-casual restaurants for Administrative SUP.
- Delivery vehicles must continue to be parked off-street.

Motor Vehicle Storage



Proposed Change

- Allow motor vehicle storage for more than 20 vehicles in the Industrial Zone through an Administrative SUP.

Automobile & Trailer Sales



Proposed Change

- Allow car dealerships in the Industrial Zone through an Administrative SUP.

Home-Based Childcare



Proposed Change

- Permit home-based childcare for up to 9 children with an Administrative SUP.

Health & Athletic Clubs



Proposed Change

- Allow health & athletic clubs through an Administrative SUP instead of Full-Hearing SUP in many commercial zones and mixed-office zones.

Some Full-Hearing SUPs become Permitted Uses



Private Commercial Schools



Proposed Change

- Allow private commercial schools with more than 20 students to become a permitted use where they are currently only allowed through SUP.
- Must comply with parking requirements.
- Does not include academic private schools or commercial day care centers.

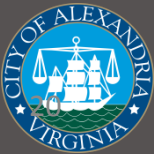
W-1 Zone



Proposed Change

- Surgical changes to allow retail shopping establishments under 10,000 square feet and personal service establishments as permitted uses.
- This zone's area regulation currently has language encouraging ground floor retail uses, but it also requires a SUP.
- This proposal improves consistency in regulations.

Definition Updates based on Trends/Practices



Veterinary Hospital



Proposed Change

- Create a definition for a veterinary hospital in the Zoning Ordinance.
- Establish a definition for “Veterinary/animal hospital” based on day or overnight accommodations.

Animal Care Facility



Proposed Change

- Replace the existing “Kennel” definition with “Animal Care Facility” and differentiate between those with overnight accommodations and those without.
- Establish a separate definition for animal shelters.

Light Automobile Repair



Proposed Change

- Align definition with modern trends in automobile repair by clarifying repair activities that would be considered “light.”
- Update the City’s existing definition to include upholstery, engine or transmission rebuilding or replacement in the “light” category because impacts are similar to other light repair businesses.

General Automobile Repair



Proposed Change

- Maintain repair activities more likely to create environmental impacts and require additional regulation as “general” automobile repair.
- General Automobile Repair use would focus on services that engage in any type of body work, including painting, undercoating, body or fender work, tire retreading or recapping.²⁴

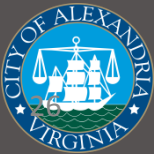
Food & Beverage Production



Proposed Change

- Address artisan food and beverage production.
- Amend retail definition to include food and beverage production establishments with a retail component.
- Amend manufacturing definition to include food and beverage production.

Other Revisions



Outdoor Restaurant Seating



Proposed Change

- Extend the parking exemption for the first 20 outdoor restaurant seats citywide.

Administrative SUP Amendments



Proposed Change

- Allow restaurants to add up to 12, not to exceed a total of 100 seats, through an Administrative SUP as a Minor Amendment.
- Allow businesses to increase floor area by up to 33% through an Administrative SUP as a Minor Amendment.
- Expansions would be required to meet parking regulations.

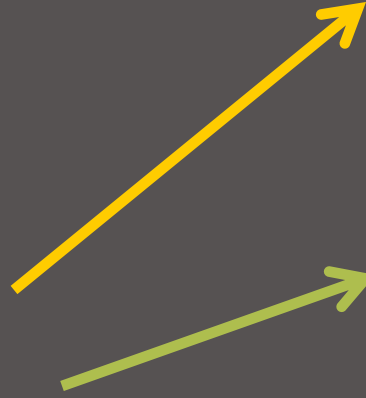
Planning Commission Review



Proposed Change

- Researching ways to allow Planning Commission to have final approval authority for use-based SUPs that do not involve a development project.
- Maintains public hearing process for major SUP cases and those with a high degree of community interest.

Next Steps

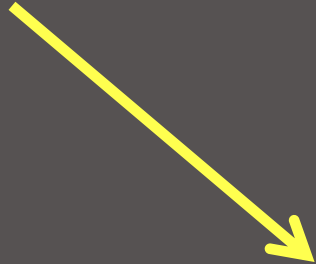


Continue revisions to Small Business Zoning.

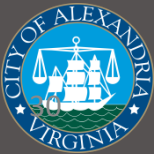
Planning Commission work session.



Submit proposed amendments for approval to Planning Commission and City Council.



Research future phase of potential zoning amendments.



Questions? Comments?

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